THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 2011-02-012

A By-Law to Amend Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED, THE TOWNSHIP OF LAURENTIAN VALLEY HEREBY ENACTS AS Follows:

1. That By-Law Number 08-04-391 is hereby amended as follows:

(a) By amending Section 12.3 by adding a new subsection immediately following subsection 12.3 u) Highway Commercial-Exception Twenty One (HC-E21) Zone as follows:

"v) Highway Commercial-Exception Twenty Two (HC-E22) Zone.

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Twenty Two (HC-E22) and located at 1393 Pembroke Street East (Provincial Highway 148), in Part Lot 13, Concession 2, FAL, geographic Township of Pembroke, in the Township of Laurentian Valley, the following provisions shall apply:

(i) Lot Area (minimum) on well and septic systems 2,185 square metres

(ii) A retail store shall be permitted with a maximum floor area not to exceed 250 square metres.

(iii) All other applicable provisions of the Highway Commercial (HC) zone shall also apply to lands zoned Highway Commercial-Exception Two (HC-E22)."

(b) Schedule ‘A-17’ to By-law Number 08-04-391 of the Township of Laurentian Valley is amended by rezoning lands located at 1393 Pembroke Street East (Provincial Highway 148), in Part Lot 13, Concession 2, FAL, geographic Township of Pembroke, in the Township of Laurentian Valley, from “Highway Commercial (HC)” to “Highway Commercial-Exception Twenty Two (HC-E22)” as shown on Schedule “A” attached hereto.

2. That save as aforesaid all other provisions of Comprehensive Zoning By-law 08-04-391, shall be complied with.

3. This by-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST AND SECOND TIME THIS FIFTEENTH DAY OF FEBRUARY, 2011.

READ A THIRD TIME AND PASSED THIS FIFTEENTH DAY OF FEBRUARY, 2011.

Jack Wilson, Mayor
John Baird, Chief Administrative Officer
Geographic Township of Pembroke

From "HC" to "HC-E22"

CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 2011-02-012
Passed the 15th day of February, 2011

Signatures of Signing Officers:

Chief Administrative Officer/Clerk

Mayor

LEGEND
HC HIGHWAY COMMERCIAL
R1 RESIDENTIAL ONE
LSR LIMITED SERVICE RESIDENTIAL
RU RURAL
OS OPEN SPACE
×× exception zone

EP ENVIRONMENTAL PROTECTION
×× NHF NATURAL HERITAGE FEATURE
×× PROVINCIALLY SIGNIFICANT WETLAND (PSW)
= 120 METRE BUFFER FROM PSW

SCALE
0 200 metres 400

Area Affected By Amendment
From Highway Commercial (HC) to
Highway Commercial-Exception Twenty Two